



Committee and Date

Northern Planning Committee

3rd August 2021

NORTHERN PLANNING COMMITTEE

Minutes of the meeting held on 7 July 2021

In the Council Chamber, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND

2.00 - 3.18 pm

Responsible Officer: Emily Marshall / Shelley Davies

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Present

Councillor Paul Wynn (Chairman)

Councillors Joyce Barrow, Garry Burchett, Ted Clarke, Vince Hunt, Mark Jones (Vice Chairman), Mike Isherwood, David Vasmer, Alex Wagner, Gerald Dakin (Substitute) (substitute for Geoff Elner) and Julian Dean (Substitute) (substitute for Edward Towers)

17 Apologies for Absence

Apologies for absence were received from Councillor Geoff Elner (substitute: Councillor Gerald Dakin) and Councillor Edward Towers (substitute: Councillor Julian Dean).

18 Minutes

RESOLVED:

That the Minutes of the meeting of the Northern Planning Committee held on 8th June 2021 be approved as a correct record and signed by the Chairman.

19 Public Question Time

There were no public questions received.

20 Disclosable Pecuniary Interests

Members were reminded that they must not participate in the discussion or voting on any matter in which they had a Disclosable Pecuniary Interest and should leave the room prior to the commencement of the debate.

21 Land South Of Bridgewater Street, Ellesmere, Shropshire - 20/04019/FUL

The Principal Planning Officer introduced the application for erection of mixed residential development of 23No dwellings, formation of vehicular and pedestrian access, amenity space and associated works, and with reference to the drawings displayed, he drew Members' attention to the location, layout and elevations.

The Principal Planning Officer explained that the application was approved at the Northern Planning Committee held on February 9th 2021, however, due to a change

in funding requirements set out by Homes England for affordable housing within new developments the number of affordable dwellings has been amended and therefore the application required reconsideration by Members.

Having considered the submitted plans, Members unanimously expressed their support for the application in accordance with the Officer's recommendation.

RESOLVED:

That planning permission be granted, in accordance with the Officer's recommendation subject to:

- The conditions as set out in Appendix 1 of the original Committee report and any modifications to these conditions as considered necessary by the Planning Services Manager; and
- The signing of a Section 106 agreement in relation to affordable housing as set out in the addendum and open space provision as set out in the original Committee report.

22 Wharf Caravan Park Caravan Site, Goldstone, Cheswardine, Shropshire - 20/04123/FUL

The Principal Planning Officer introduced the application for the change of use of land for the siting of 38No. static caravans, and with reference to the drawings displayed, he drew Members' attention to the location and layout.

The Principal Planning Officer drew Members attention to the Schedule of Additional Letters which included updates from the Case Officer which included an additional Condition to limit the number of caravans on site, which was recommended to be added to any permission granted if Members were minded to approve the application.

In accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees, the Solicitor read out a neutral statement from Councillor Rob Gittins, the local ward Councillor.

Having considered the submitted plans, the majority of Members expressed their support for the application in accordance with the Officer's recommendation subject to the inclusion of an additional condition to limit the number of caravans on site as detailed in the Schedule of Additional Letters.

RESOLVED:

That planning permission be granted, in accordance with the Officer's recommendation subject to:

- The conditions as set out in Appendix 1, and to any modification to these conditions as considered necessary by the Planning Services Manager; and

- The additional condition to limit the number of caravans on site as detailed in the Schedule of Additional Letters.

23 Bear Steps, Shrewsbury, Shropshire - 21/02234/LBC

The Principal Planning Officer introduced the application for Listed Building Consent to carry out repairs to timber frame and infill panels, replace sections of RWG, repair rain water gullies, and with reference to the drawings displayed, he drew Members' attention to the location and proposed repairs.

The Principal Planning Officer drew Members attention to the Schedule of Additional Letters which included an update from the Case Officer outlining an amendment to Condition 4.

Having considered the submitted plans, Members unanimously expressed their support for the application in accordance with the Officer's recommendation subject to the amendment to Condition 4 as detailed on the Schedule of Additional Letters.

RESOLVED:

That Listed Building Consent be granted, in accordance with the Officer's recommendation subject to:

- The conditions as set out in Appendix 1.; and
- An amendment to Condition 4 as detailed in the Schedule of Additional Letters.

24 Land Off Mile End Roundabout, Oswestry, Shropshire - 21/01334/EIA

The Principal Planning Officer introduced the Hybrid Planning Application for:

Full planning permission - formation of a 360m spine road; two 3.5m wide foot and cycleways; one 2m wide footpath; one electricity substation; supporting utilities infrastructure; drainage system; landscaping and ancillary works;

Outline planning permission - 10 plots to be delivered in four phases, providing:

- a hotel (use class C1) up to 30,000sq. ft;
- three units providing up to 6,000sq. ft of hospitality and up to 3000sq. ft of services;
- five mixed use units providing general industry with ancillary office (B2 & E) providing up to 180,000sq. ft;
- one office unit (use class E) providing up to 15,000sq. ft;
- one light industrial unit (use class E) providing up to 63,000sq. ft;
- two mixed use units providing storage/distribution with ancillary office (B8 & E) providing up to 200,000sq. ft;
- the provision of green infrastructure and all ancillary works, and with reference to the drawings displayed, he drew Members' attention to the location and layout.

The Principal Planning Officer drew Members attention to the Schedule of Additional Letters which included an objection from Shropshire CPRE and updates from the Case Officer including an additional Condition in relation to the protection of Great Crested Newts, if Members were minded to approve the application.

Councillor Joyce Barrow as local ward councillor, made a statement and then left the table , took no part in the debate and did not vote on this item.

Having considered the submitted plans, Members unanimously expressed their support for the application in accordance with the Officer’s recommendation subject to the inclusion of an additional condition in relation to the protection of Great Crested Newts as detailed on the Schedule of Additional Letters.

RESOLVED:

That planning permission be granted, in accordance with the Officer’s recommendation subject to:

- The conditions as set out in Appendix 1 and any modification to these conditions as considered necessary by the Head of Service; and
- The additional condition in relation to the protection of Great Crested Newt as detailed in the Schedule of Additional Letters.

25 Appeals and Appeal Decisions

RESOLVED:

That the appeals and appeal decisions for the northern area be noted.

26 Date of Next Meeting

It was noted that the next meeting of the Northern Planning Committee would be held on Tuesday 3rd August 2021.

Signed (Chairman)

Date: